

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	24 Montgomery Ave., Takoma Park	Meeting Date:	02/22/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	02/15/17
Applicant:	David Christy	Public Notice:	02/08/17
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-17M	Staff:	Dan Bruechert
Proposal:	Foundation replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Vernacular
DATE: c.1885-95

The subject property is a two-story, L-shaped, wood-frame house. The front elevation is three bays wide with the gable-L to the right with paired one-over-one sash windows. On the left side of the front elevation there is a one-story wood porch to covers the front door and an additional pair of one-over-one sash windows. The house is built on a brick foundation that is showing some structural deficiencies.

PROPOSAL:

The applicant is proposing to remove the historic brick foundation, excavate, and construct a new foundation while maintaining the building footprint and historic appearance.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological,

architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

STAFF DISCUSSION

The current proposal calls for raising the house with hydraulic jacks so that the historic foundation can be removed. Once the foundation is removed, the cellar will be excavated to a uniform depth, and a new foundation will be installed with a brick veneer matching the appearance of the historic. This proposal will resolve structural deficiencies in the building, increase livable square footage, and retain the historic appearance of the house. A new exterior

staircase and associated railing will be installed along the back, right side of the house, minimally visible from the public right-of-way.

As this change does not result in a visual or material change to the house, staff is fully supportive of this proposal. Additionally, the proposed work will not be visible from the public right of way and, as stated in the Takoma Park Historic District Guidelines, should be approved as a matter of course.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com Contact Person: Brian McCarthy
Daytime Phone No.: 301-585-2222
Tax Account No.: 13-01063877
Name of Property Owner: David Christy Daytime Phone No.: 202-776-9868
Address: 24 Montgomery Ave. Takoma Park MD 20912
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Brian McCarthy Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PREMISE

House Number: 24 Street: Montgomery Avenue
Town/City: Takoma Park Nearest Cross Street: Hickory
Lot: 12 Block: 18 Subdivision: B.F. Gilbert's Addition
Liber: _____ Folio: _____ Parcel: _____

OPTIONAL TYPE OF RECONSTRUCTION/WORK

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☒ Repair ☐ Revocable.

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 100,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

2/1/2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT 24 Montgomery Avenue

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

See attached memorandum - Addendum A

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

See attached memorandum - Addendum B

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions; clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

HAWP APPLICATION; MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

David S. Christy, Jr.
 24 Montgomery Ave.
 Takoma Park, MD 20912

Owner's Agent's mailing address

Brian McCarthy
 Bennett Frank McCarthy Arch. Inc.
 1400 Spring St. Suite 320
 Silver Spring MD 20910

Adjacent and confronting Property Owners mailing addresses

Ferdinand Hoefner
 % Diann J. Curran
 22 Montgomery Ave.
 Takoma Park, MD 20912

Steven D. Edminster
 Laura E. Coughlin
 25 Montgomery Ave.
 Takoma Park, MD 20912

Teresa Marie Smith
 7 Hickory Avenue
 Takoma Park, MD 20912

Michael A. Desautels
 Susan J. Hearn
 18 Hickory Avenue
 Takoma Park, MD 20912

Julia L. Washburn
 20 Hickory Ave.
 Takoma Park, MD 20912

James G. & M.P. Porter
 22 Hickory Ave.
 Takoma Park, MD 20912

Alice Grimes & Frank Gains
 24 Hickory Avenue
 Takoma Park, MD 20912

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

Memorandum

1 February 2017

To: Historic Preservation Commission (HPC)
 Maryland-National Capital Park & Planning Commission
 c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for the Contributing Resource
 at 24 Montgomery Avenue, Takoma Park Historic District
 Addenda to HAWP: **Written Description of Project**

Addendum a.

The house is a 2-story wood frame vernacular style house in the Takoma Park historic district, sited on a flat corner lot on a residential street with mature trees. The house was built in 1890 and is registered as a Contributing Resource. The roof line features intersecting gables. There are one-story porches at the front and side elevations. The house has painted wood lap siding, with traditional trim painted in a contrasting color. The similarly styled one-car garage sits at the rear of the lot, with access to Hickory Avenue.

Addendum b.

The Owners desire to correct the structural deficiencies of the existing brick foundation, comprised of a 2 ½ to 5 foot deep crawlspace under the main areas of the house, and a shallow crawlspace under the existing first floor mudroom and powder room, a 1996 addition. There are cracks in both the foundation walls and the footings. Foundation and footing repairs were made c. 1940-1950, and in 1995 during construction of the 1996 addition.

The project will require removal of the existing substandard foundation and excavation for a new foundation of a uniform depth throughout to create a cellar with a ceiling height of 8'. The new CMU foundation will be placed on a continuous concrete footing, with exposed portion of the foundation wall to be veneered with brick to match the existing brick foundation. The work will provide a secure, dry cellar with utility and living spaces, and ensure that the house can remain standing for decades to come.

The building footprint will be unaltered with the exception of a new exterior stair and areaway to the new cellar at the west side, which will provide legal egress. The other proposed exterior visual changes are new aluminum cellar windows with metal window wells and a cellar vent at the rear (below the mudroom) to be filled with glass block.

Existing Property Condition Photographs (duplicate as needed)



Detail: 24 Montgomery Ave., west elevation & front entry porch elevation



Detail: 24 Montgomery Ave., front elevation, lead walk & front entry porch

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Existing Property Condition Photographs (duplicate as needed)



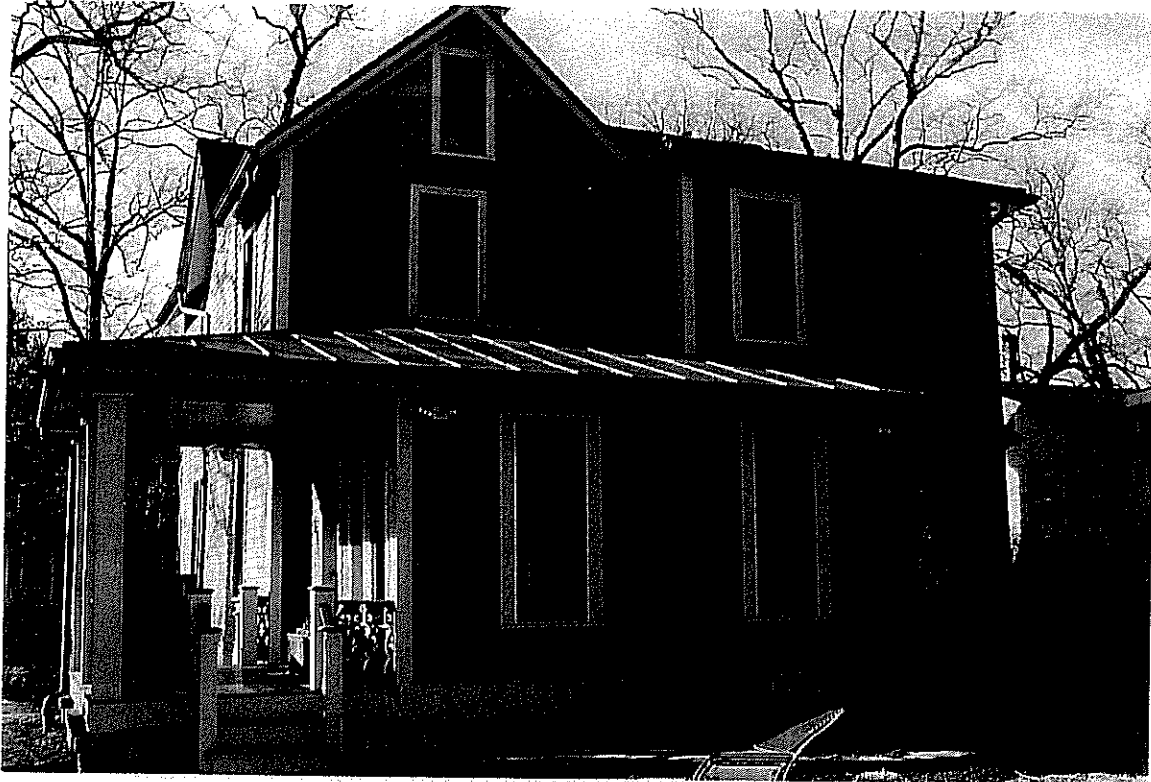
Detail: 24 Montgomery Ave. front & east elevation, & side yard from corner w/Hickory Ave.



Detail: 24 Montgomery Ave., east & north (rear) elevations, viewed from Hickory Ave.

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Existing Property Condition Photographs (duplicate as needed)

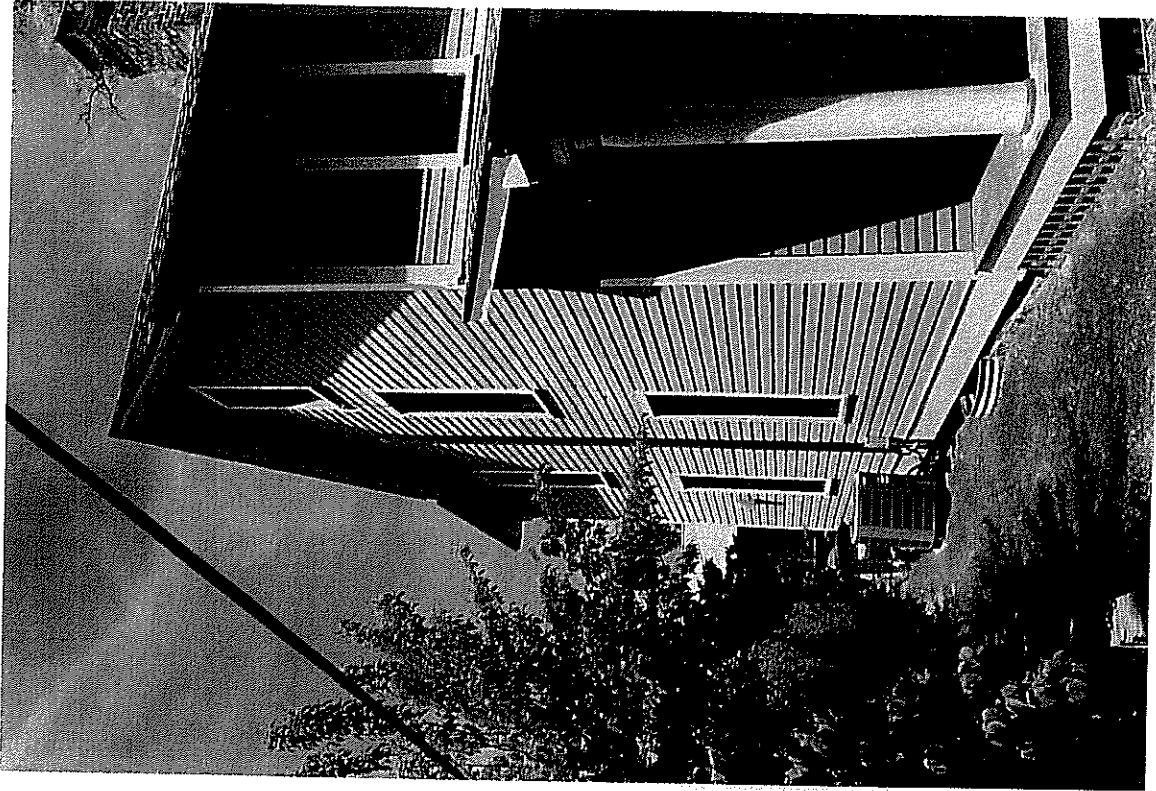


Detail: 24 Montgomery Ave., rear elevation, with side porch

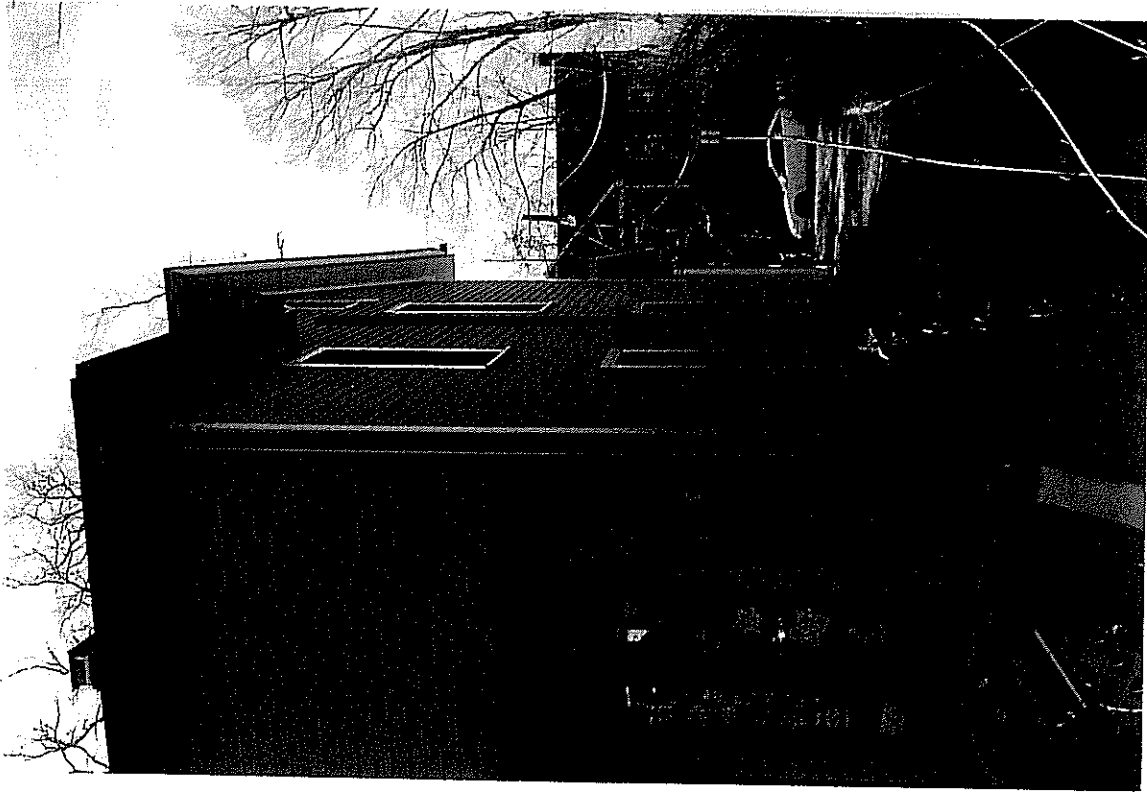


Detail: 24 Montgomery Ave., rear yard carriage house/garage & driveway, view from Hickory Ave.

Existing Property Condition Photographs (duplicate as needed)



Detail: 24 Montgomery Ave., west elevation, west side yard view to rear yard



Detail: 24 Montgomery Ave., partial rear & west elevations, side yard view to Montgomery Ave.

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Existing Property Condition Photographs (duplicate as needed)



Detail: 24 Montgomery Ave., front porch and front door detail

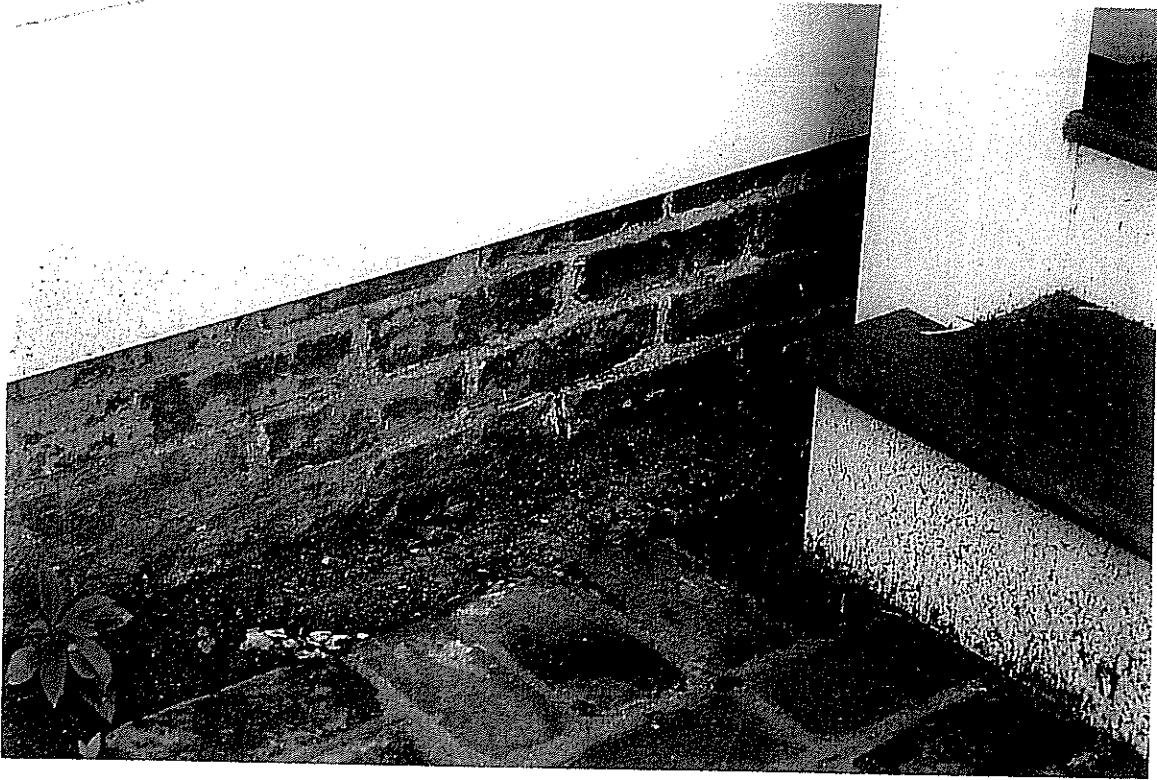


Detail: 24 Montgomery Ave., east side detail at window wells, view to side porch

Existing Property Condition Photographs (duplicate as needed)



Detail: 24 Montgomery Ave., deteriorated brick foundation detail at front elevation



Detail: 24 Montgomery Ave., deteriorated brick foundation detail at east side elevation porch steps

Existing Property Condition Photographs (duplicate as needed)



Detail: 24 Montgomery Ave., deteriorated brick foundation detail at east side window well

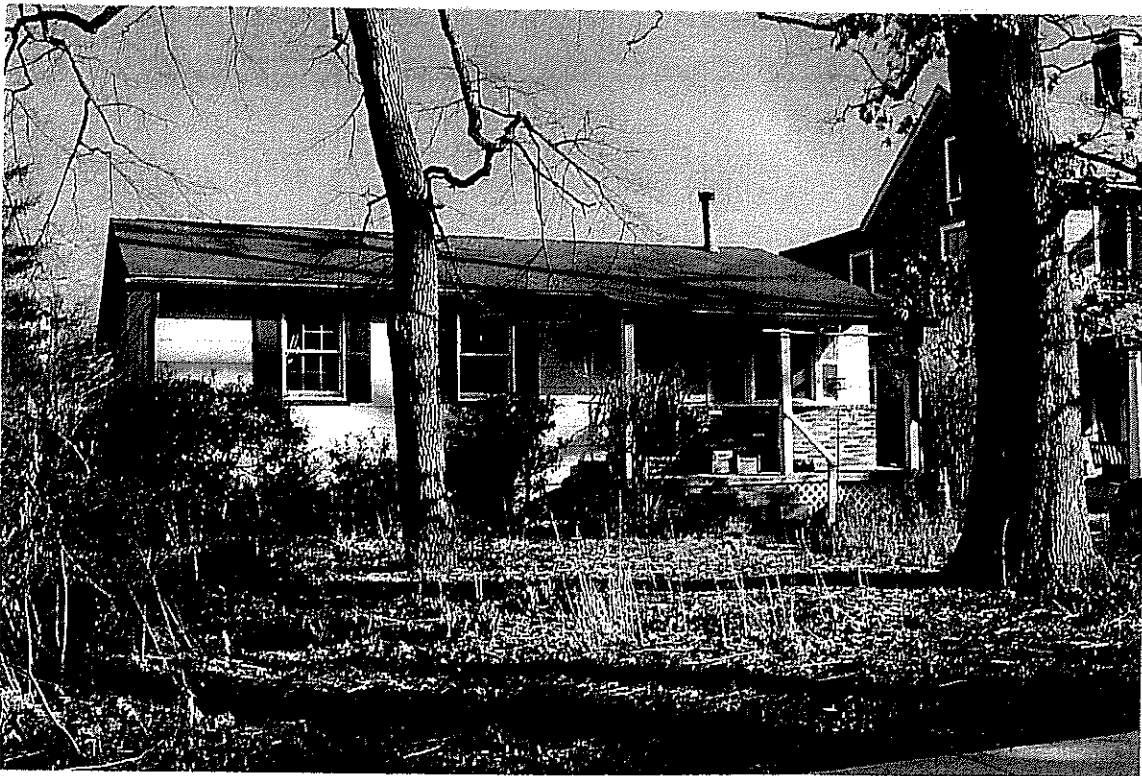


Detail: 24 Montgomery Ave., deteriorated sill detail at east side window well

Existing Property Condition Photographs (duplicate as needed)



Detail: 20 Montgomery Ave., "sister house" with raised foundation

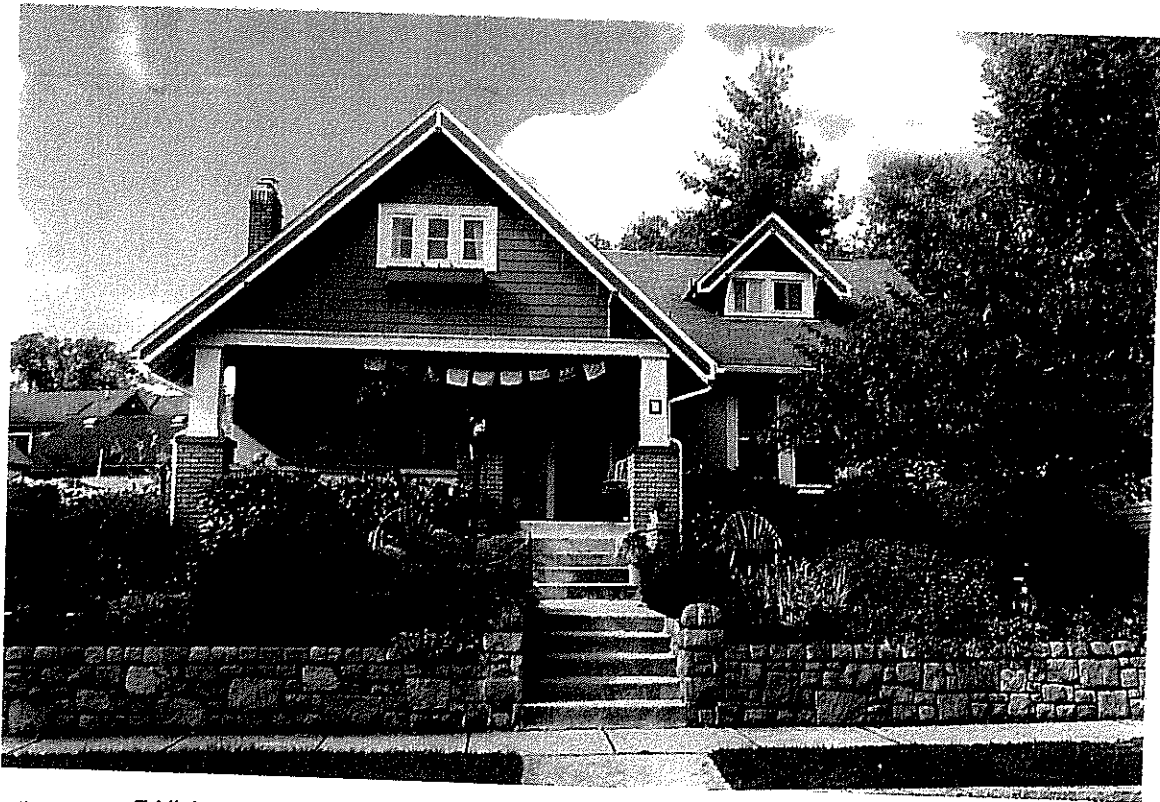


Detail: 22 Montgomery Ave., left side neighbor

Existing Property Condition Photographs (duplicate as needed)



Detail: 25 Montgomery Ave.



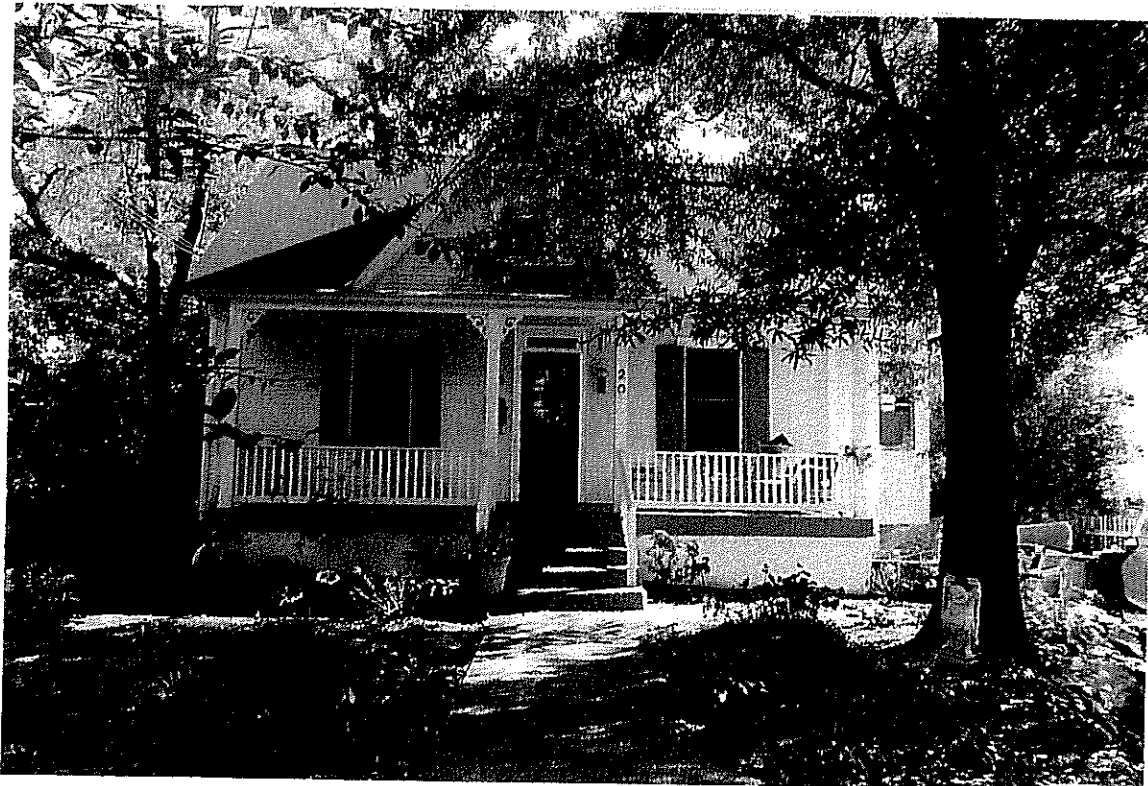
Detail: 7 Hickory Ave., neighbor at rear yard

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Existing Property Condition Photographs (duplicate as needed)



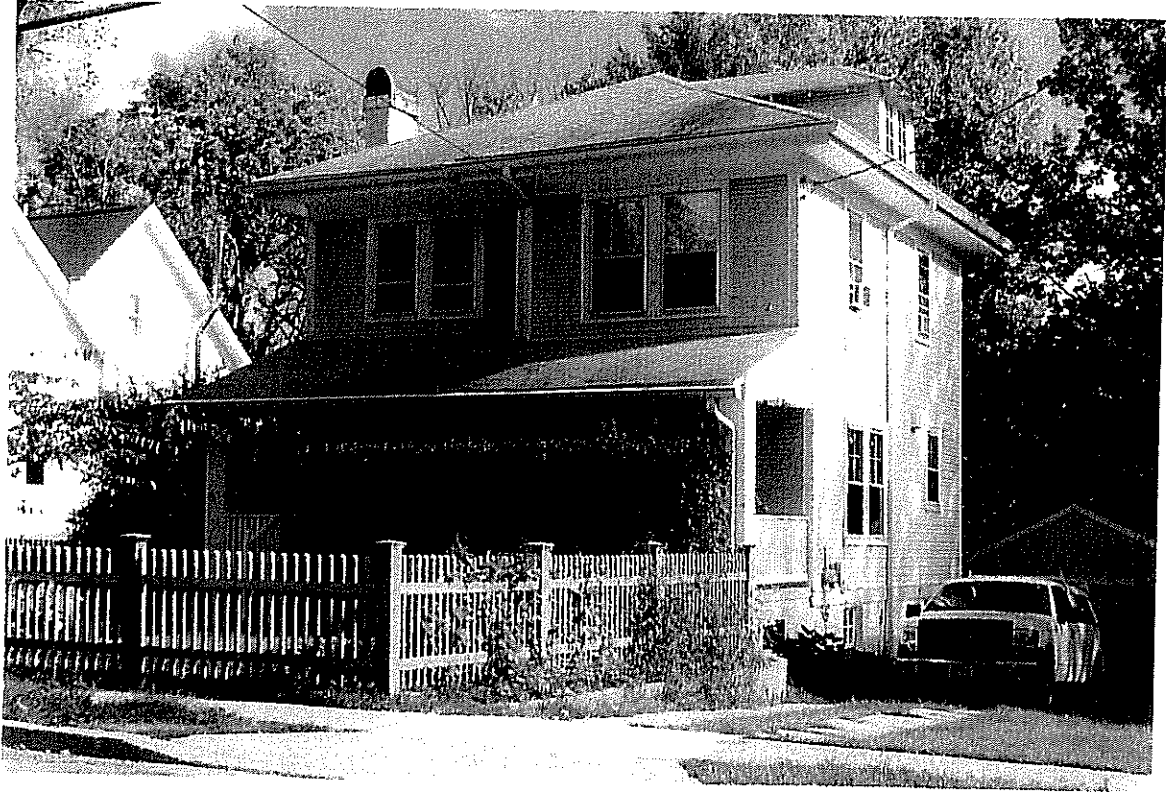
Detail: 18 Hickory Ave.



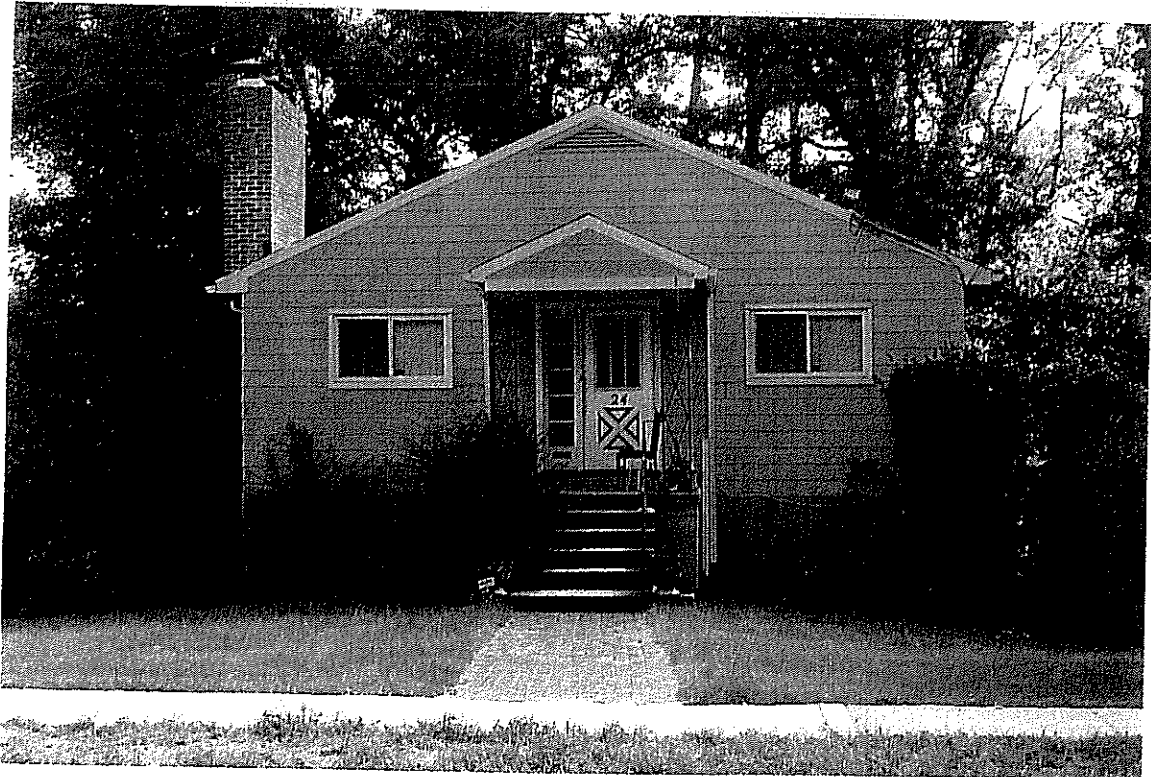
Detail: 20 Hickory Ave.

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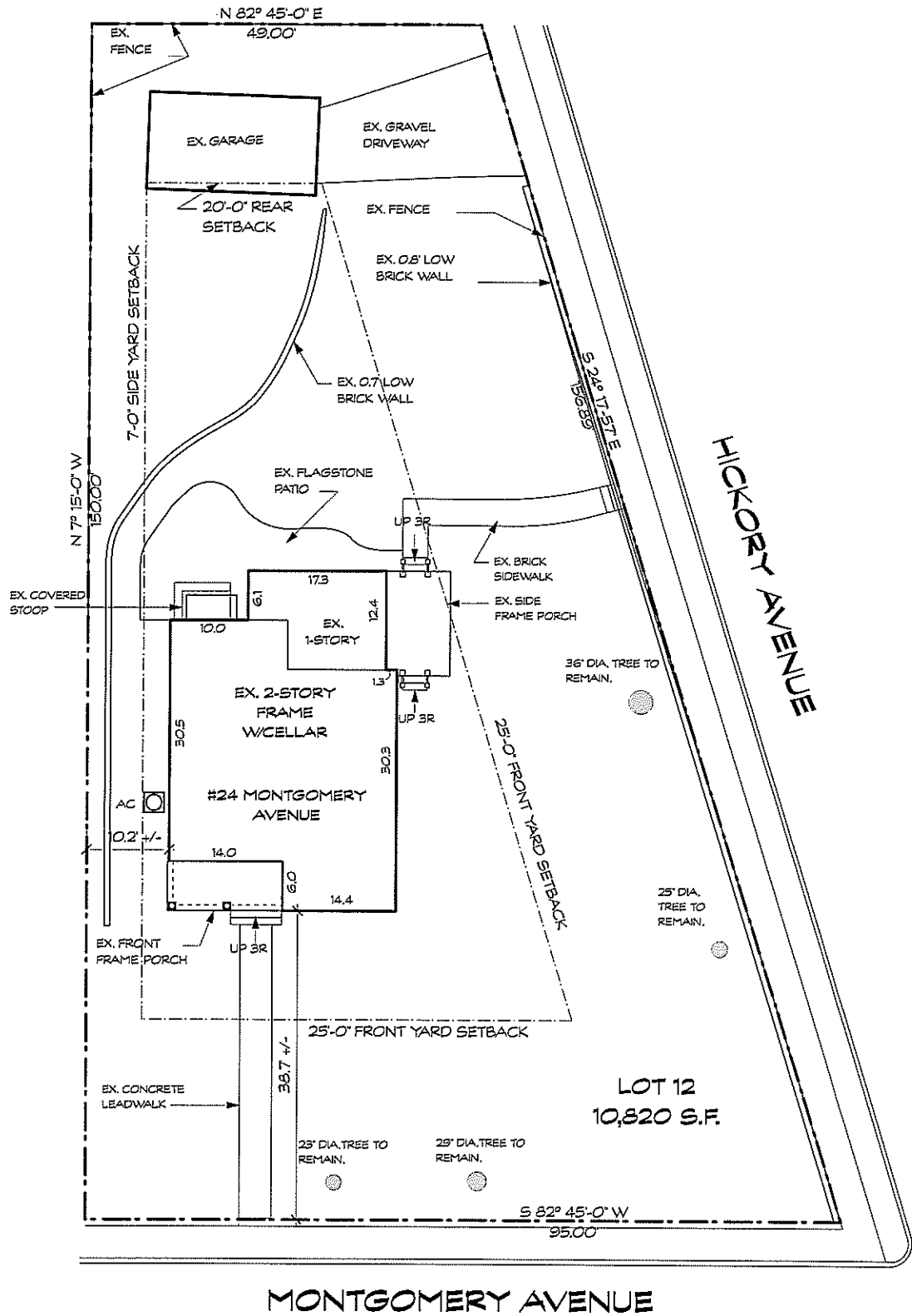
Existing Property Condition Photographs (duplicate as needed)



Detail: 22 Hickory Ave.



Detail: 24 Hickory Ave.



SP-1

CHRISTY - FRIEDMAN
24 Montgomery Avenue, Takoma Park, MD 20912

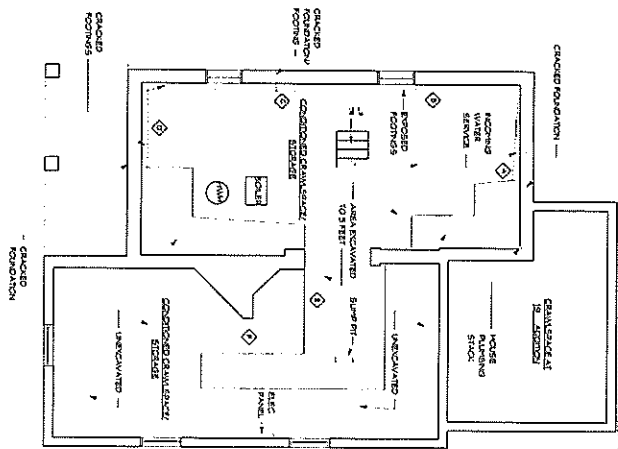
BENNETT FRANK MCCARTHY
architects, inc.

1 FEB. 2017

EXISTING SITE PLAN

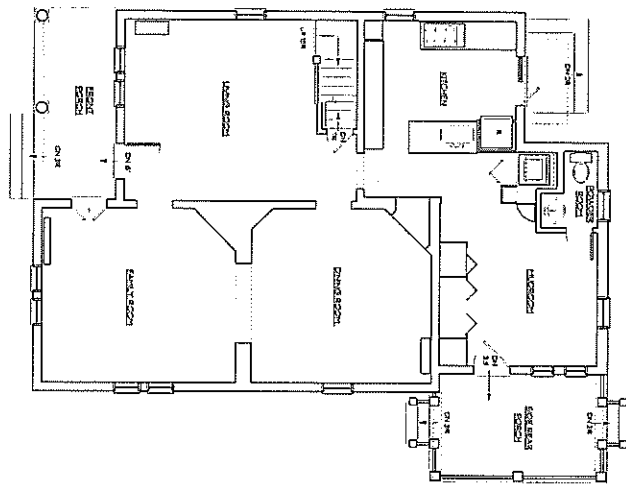
#1517

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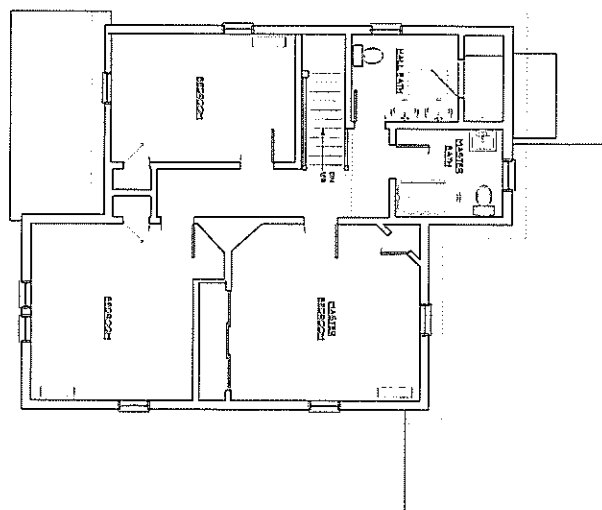


1 EXISTING CELLAR PLAN

- ◇ EXISTING ROOFING - 19' ELEVATION
- ◇ EXISTING ROOFING - 19' ELEVATION
- ◇ EXISTING ROOFING - 19' ELEVATION
- ◇ EXISTING ROOFING - 19' ELEVATION
- ◇ EXISTING ROOFING - 19' ELEVATION
- ◇ EXISTING ROOFING - 19' ELEVATION



2 EXISTING FIRST FLOOR PLAN



3 EXISTING SECOND FLOOR PLAN

0 5 15 25 FT



EC-1

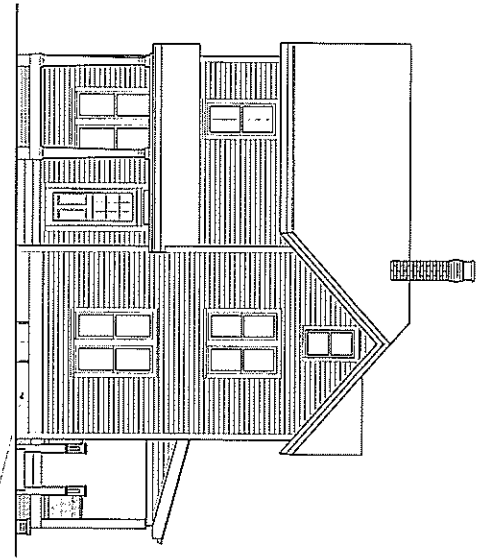
Drawing Title:
EXISTING FLOOR PLANS
Scale:
AS NOTED

1 Feb. 2017 HAWP
I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.
Signature: [Signature]
Bennett Frank McCarthy, Inc.
© 2017 Bennett Frank McCarthy, Inc.

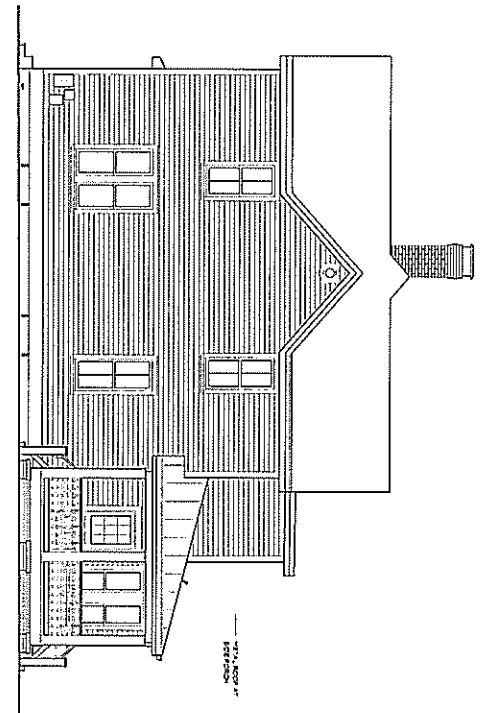
CHRISTY FRIEDMAN
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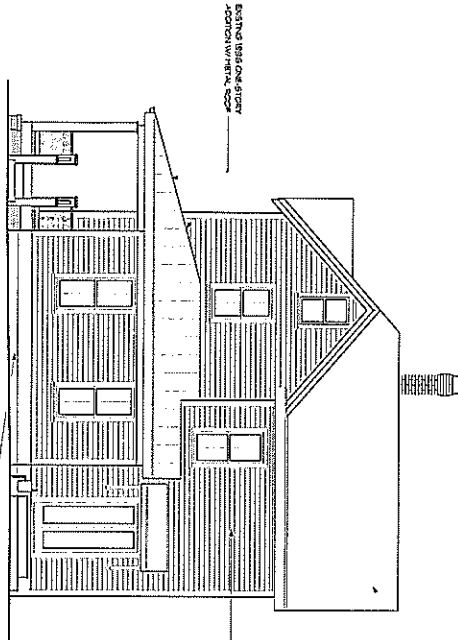
21



EXIST. FOUNDATION (TYP)

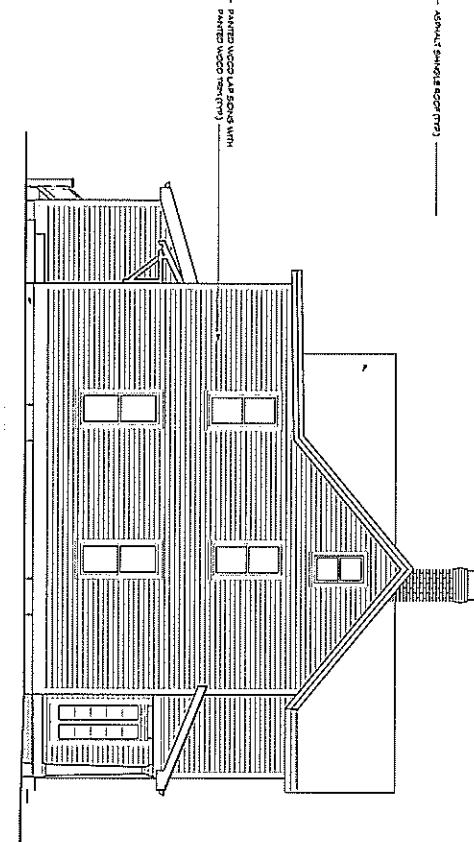


EXIST. FOUNDATION (TYP)



EXISTING REAR GABLE ROOF
ADDITIONAL REAR GABLE ROOF

3 EXISTING REAR ELEVATION



PAINTED WOOD LATH Siding WITH
PAINTED WOOD TRIM (TYP)

EXIST. FOUNDATION (TYP)

4 EXISTING SIDE ELEVATION

ADDITIONAL SIDE GABLE ROOF (TYP)

0 5 15 25 FT

EC-2

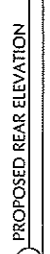
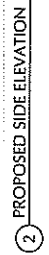
Drawing Title:
EXISTING ELEVATIONS
Scale:
AS NOTED

1 Feb. 2017 HAWP
I certify that these drawings were prepared under my
supervision and are correct to the best of my knowledge and belief.
Signature: [Signature] Date: [Date]
Bennett Frank McCarthy Architects, Inc.

CHRISTY FRIEDMAN
24 Montgomery Ave, Takoma Park, Maryland 20912
Project # 1517

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